

**REDEVELOPMENT AGENCY MEETING
JANUARY 11, 1999**

The meeting called to order as the City Council at 2:25 p.m.

Roll Call Mathis, Wear, Kehoe, Stevens, Warden, Stallings,
 McCarty, Vargas, and Mayor Golding

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Jack Fishkin, Secretary

Excused Stevens at 8:08 p.m.

The meeting adjourned as the City Council at 2:54 p.m.

The meeting reconvened as the Redevelopment Agency at 2:55 p.m.

CONSENT-ADOPTION

1. Approving resolutions and documents to:

Item A. Authorize the Executive Director, or designee, to execute an Exclusive Negotiation Agreement with RTC-1, LLC for the development of the Regional Transportation Center in the City Heights redevelopment project area.

Item B. Amend the FY 1998-1999 Agency Budget increasing City Heights Project Area Fund 98200 \$10,000 in Developer Proceeds and authorizing expenditure of said funds.

See Redevelopment Agency report no. RA 98-9, dated December 16, 1998.

No one spoke in opposition to these items.

Motion by Member Wear to approve
Second by Member Warden
Vote: 9-0

Redevelopment Agency Resolution numbers R-02930 and R-02931; and Redevelopment Agency Document numbers D-02930 and D-02931.

REDEVELOPMENT AGENCY MINUTES - JANUARY 11, 1999

CONSENT-ADOPTION

2. Approving resolutions to:

Authorize and direct the execution of a purchase contract and directing certain related actions in connection therewith of Centre City Redevelopment Project Tax Allocation Bonds, Series 1999.

See Centre City Development Corporation staff report dated December 10, 1998.

Council Companion Item No. 336.

No one spoke in opposition to this item.

Motion by Member Wear to approve
Second by Member Stallings
Vote: 9-0

Redevelopment Agency Resolution number R-02932; and City Council Resolution number R-291160.

3. Approving resolutions to:

Item A. Approve the construction of certain off-site improvements and the participation of the Agency in a reimbursement agreement for a sewer main; and

Item B. Make certain findings with respect to the payments; and

Item C. Authorize CCDC to bid and construct said improvements.

See Centre City Development Corporation staff report dated November 30, 1998.

See Council Companion Item No. 334.

No one spoke in opposition to these items.

Motion by Member Wear to approve
Second by Member Warden
Vote: 9-0

Redevelopment Agency Resolution number R-02933, and Redevelopment Agency Document number D-02933; and City Council Resolution number R-291158.

REDEVELOPMENT AGENCY MINUTES - JANUARY 11, 1999

CONSENT-ADOPTION

5. Approving resolution and document to:

Authorize budget amendment and approving a change order for Heffler Construction to construct off-site improvements on J, K, 10th and 11th for the Reincarnation Project.

See Centre City Development Corporation staff report dated December 4, 1998.

No one spoke in opposition to these items.

Motion by Member Wear to approve
Second by Member Warden
Vote: 9-0

Redevelopment Agency Resolution numbers R-02934; and Redevelopment Agency Document number D-02934.

6. Approving resolution and document to:

Approve the 12th Implementation between the Agency and Horton Land LLC.

See Centre City Development Corporation report dated December 7, 1998.

No one spoke in opposition to these items.

Motion by Member Wear to approve

Second by Member Warden

Vote: 9-0

Redevelopment Agency Resolution numbers R-02935; and Redevelopment Agency Document number D-02935.

REDEVELOPMENT AGENCY MINUTES - JANUARY 11, 1999

CONSENT-ADOPTION

7. Approving resolution to:

Support obtaining congestion Mitigation and Air Quality funding for the 12th Avenue/Park Blvd., Enhancement Project.

See Centre City Development Corporation report dated December 11, 1998.

No one spoke in opposition to these items.

Motion by Member Wear to approve

Second by Member Warden

Vote: 9-0

Redevelopment Agency Resolution numbers R-02936.

9. Approving resolution to:

Item A. The release of \$275,000 encumbered by Auditor's Certificate 9700837; and

Item B. Authorization of the expenditure of funds for the Evergreen Village Homebuyer's Assistance Program in the amount of \$392,000; and

Item C. Transfer of 392,000 to the San Diego Housing Commission for administration of SEDC's Homebuyer Assistance Programs for the Evergreen Village Housing Development; and

Item D. The findings of benefit for the use of housing set-aside funds from the Gateway Center West and Mount Hope Redevelopment

See Southeastern Economic Development Corporation staff report no. 98-016.

Council Companion Item No.335.

Motion by Member Wear to approve

Second by Member Warden

Vote: 9-0

Redevelopment Agency Resolution number R-02937; and City Council Resolution number R-291159.

The meeting adjourned as the Redevelopment Agency at 3:02 p.m.

The meeting reconvened as the City Council at 3:03 p.m.

REDEVELOPMENT AGENCY MINUTES - JANUARY 11, 1999

The meeting adjourned as the City Council at 8:08 p.m.

The meeting reconvened as the Joint City Council/Redevelopment Agency at 8:09 p.m.

ADOPTION

8. Approving resolution and document to:

Item A. A resolution authorizing an amended Joint Exercise of Powers Agreement by and between the City of San Diego and the Redevelopment Agency of the City of San Diego; and

Item B. A resolution to confirm the appointments by the Mayor of member of the public to serve on the Commission of the Public Facilities Financing Authority of the City of San Diego for four year terms.

See Financing Services report dated December 10, 1998.

Council Companion Item No. 337.

Public Testimony - Opposition

Don Stillwell spoke in opposition to the different roles the Mayor, City Council, City Manager, City Attorney, City Auditor, staff, and taxpayer money.

Motion by Member Mathis (with Stevens not present)

Second by Member Vargas

Vote: 8-0

Redevelopment Agency Resolution number R-02938; and Redevelopment Agency Document number D-02938; and City Council Resolution number R-291161.

4. Approving resolutions and documents to:

Item A. Certifying Meir and Environmental Impact Secondary Study; and

Item B. Approving the Disposition and Development Agreement between the Agency and the Olson Company.

Item C. Approving the Marina Development Permit No. 98-0360, including the basic concept/schematic drawings and associated exceptions.

Item D. Amending the FY 1998-99 Budget.

See Centre City Development Corporation report dated December 7, 1998.

Council Companion Item No. 601.

Pam Hamilton, Centre City Development Corporation, presented staff report.

Brad Richter, project manager, gave a brief background, presented display boards of the proposed project.

REDEVELOPMENT AGENCY MINUTES - JANUARY 11, 1999

Public Testimony - Opposition

James Sandler, spoke in opposition to the financing and staff recommendations of the proposed project.

Larry Cushman, distributed handout, spoke in opposition, and requested a 15 business day continuance of the proposed project.

Glen Bennett, real estate broker, representing the Towner Trust, they were given an offer, and that it be accepted.

Public Testimony - Favor

Mark Buckland, president, Olson Company, gave a brief overview of the Olson Company, projects, and the proposed project, and fair market value of the properties.

Scrim Harmer, vice chairman, Olson Company, spoke on the RFP process with CCDC and display boards of the proposed project.

Ann Fathey, representing the Marina district on the project area committee, said the community in support of the Olson project.

Lois Marriott, in favor, unable to stay.

Gary Driver, Marketing Manager, Olson Company, said met with residents of the Marina District, and they are in support of the proposed project.

Jim Aumsberg, representing Legacy Communities and the Olson Company, spoke in support of the process, and move forward with the proposed project.

Peter Davies, President of the Corporation Board of Directors, talked about eminent domain, and the processing of RFQ-P program. He said we received thirty RFQ's back for our proposals, and on this particular block we received seven proposals. Mr. Davies in opposition to the continuance.

Substitute Motions:

Motion by Member Kehoe to continue for three weeks to February 1, 1999 (with Stevens not present, with Mathis, Wear, Stallings and McCarty voting nay)

Second by Warden

Vote: 4-4 failed

Motion by Member Vargas to continue for one week, January 19, 1999 (with Stevens not present, with Mathis, Wear, Stallings, and McCarty voting nay)

Second by Warden

Vote: 4-4 failed

REDEVELOPMENT AGENCY MINUTES - JANUARY 11, 1999

Main Motion

Motion by Member Mathis to approve (with Stevens not present, with Kehoe, Warden and Vargas voting nay)
Second by Member Stallings
Vote: 5-3

Redevelopment Agency Resolution umbers R-02939, R-02940, R-02941 and R-02942; and Redevelopment Document number D-02940; and City Council Resolution numbers R-291165 and R-291166.

ADJOURNMENT

The meeting adjourned as the Redevelopment Agency at 9:55 p.m.

Secretary of The Redevelopment Agency
of the City of San Diego, California